

77 00440

LAND USE ELEMENT

BEING A PART
OF THE

KERN COUNTY GENERAL PLAN

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JAN 24 1977

UNIVERSITY OF CALIFORNIA

County planning
Land Util
Zoning

Kern co.
" "
" "



KERN COUNTY
PLANNING COMMISSION JUNE 1973

00031

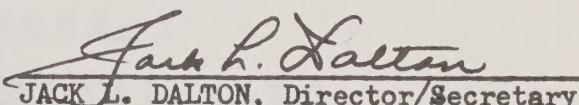
CERTIFICATION OF ADOPTION

BY THE

KERN COUNTY PLANNING COMMISSION

By resolution number 58-73 , dated 4-16-73 , the Kern County Planning Commission adopted the herein contained "Land Use Element" of the Kern County General Plan after conducting a public hearing in compliance with all statutory requirements of the State of California and all ordinance requirements of the County of Kern.


JOSEPH E. SWARTZ, Chairman

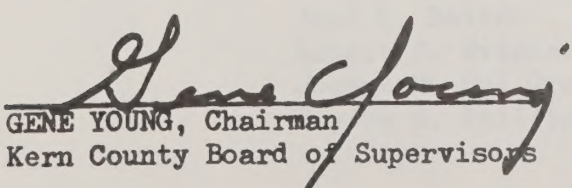

JACK L. DALTON, Director/Secretary

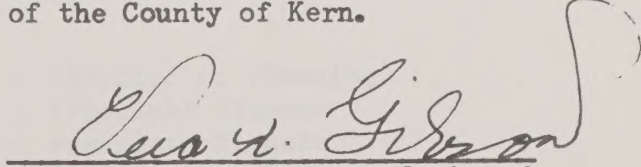
CERTIFICATION OF ADOPTION

by the

KERN COUNTY BOARD OF SUPERVISORS

By resolution number 73-486 , dated 6-18-73 , the Kern County Board of Supervisors adopts the herein contained "Land Use Element" of the Kern County General Plan after receiving a recommendation thereon from the Kern County Planning Commission and conducting a public hearing pursuant to all statutory requirements of the State of California and all ordinance requirements of the County of Kern.


GENE YOUNG, Chairman
Kern County Board of Supervisors


VERA K. GIBSON, County Clerk and
Ex-Officio Clerk of the Board of
Supervisors

KERN COUNTY
BOARD OF SUPERVISORS

Gene Young
Chairman
Supervisor, 3rd District

LeRoy Jackson
Supervisor, 1st District

John C. Mitchell
Supervisor, 5th District

David A. Head
Supervisor, 2nd District

Vance A. Webb
Supervisor, 4th District

KERN COUNTY
PLANNING COMMISSION

COMMISSIONERS

Joseph E. Swartz, Chairman
Stephen Barker, Jr., Vice-
Chairman

Kenneth Aitken
James Beagle
Ivan Beavan
Kirby Blodget
Mel Rubin

EX-OFFICIO COMMISSIONERS

L. Dale Mills, Director Public Works
and County Surveyor
Vance A. Webb, Board of Supervisors

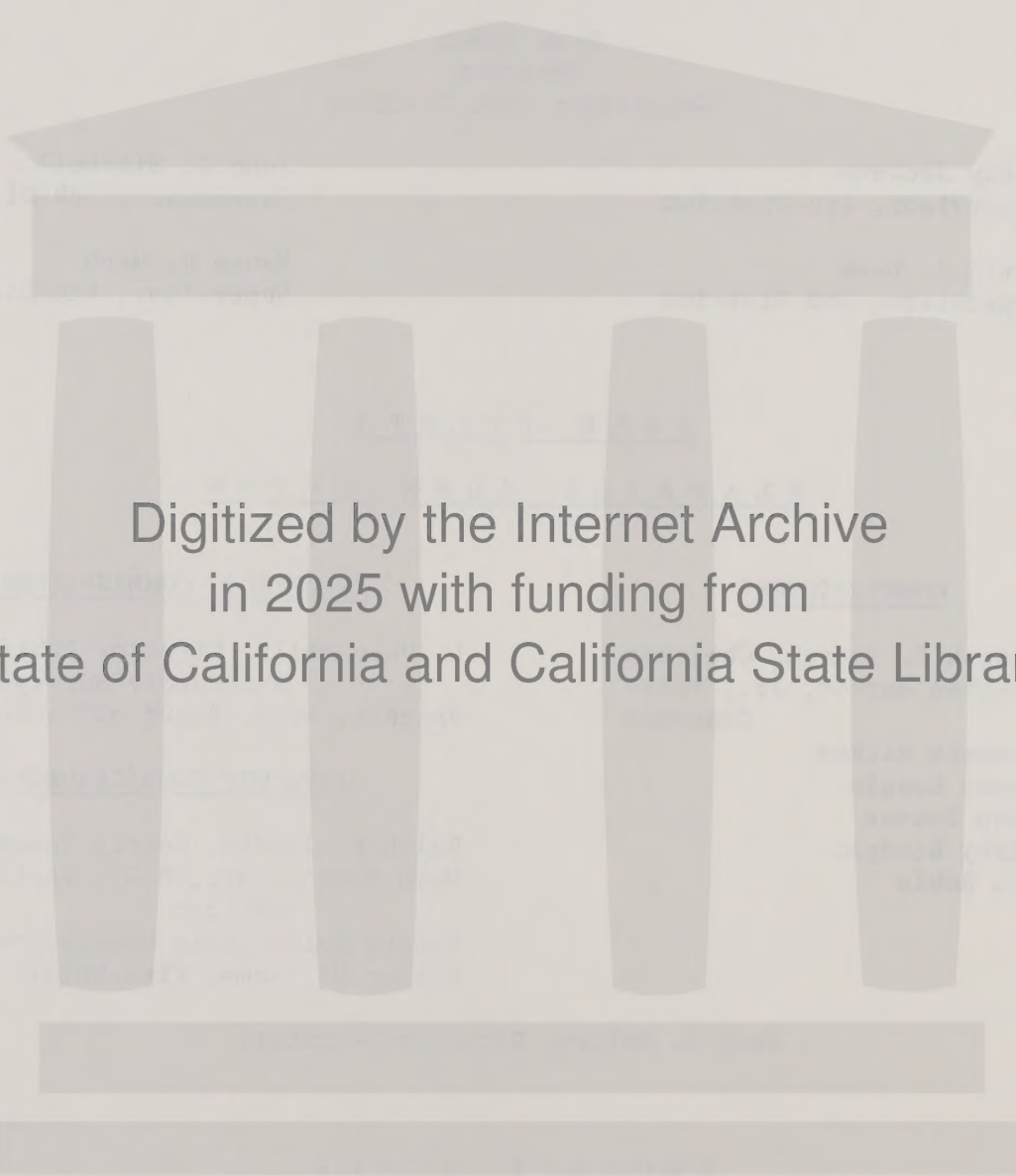
ADVISORY COMMISSIONERS

Ralph B. Jordan, County Counsel
Owen Kearns, Sr., M.D., Public Health
Officer
Vernon Smith, Road Commissioner
Robert Williams, Fire Chief

Jack L. Dalton, Director-Secretary

P R O J E C T S T A F F

Jack L. Dalton Director of Planning
Robert E. Erickson Principal Planner
Joseph M. Del Grosso . . . Associate Planner
Edythe S. Phillips Stenographer II



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C101697414>

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
PURPOSE	3
ASSUMPTIONS	4
LAND USE PROBLEMS	6
LAND USE GOALS	8
LAND USE DESIGNATIONS	10
Urban Use	13
Urban Expansion	17
Medium Density Residential	20
Suburban Residential	22
Rural Residential	25
Commercial	28
Service Center	31
Industrial	35
Natural Resource	39
Intensive Agriculture	44
Extensive Agriculture	48
Recreational Land	53
Wetlands	57
Special Use	60
Military	62
Flood Plains	63
IMPLEMENTATION	68
Zoning Ordinance	68
Subdivision Ordinance	73
Land Conservation Contracts	75
Planned Unit Development	77
Specific Plans	79
Environmental Impact Statements	80
APPENDIX	
Zone Classification - Land Use Designation	
Consistency Matrix	I
Use of Zone Classifications Within Land Use	
Designations	II

INTRODUCTION

The Land Use Element, along with other existing elements, comprise the Kern County General Plan. As other elements are formulated and adopted in the future, they also will become part of the General Plan.

In 1966, the Kern County Board of Supervisors adopted the Interim General Plan for Kern County. The Interim Plan was comprised of an overall land use plan for the County and individual General Plans for cities and communities throughout the County. Also included as part of the Interim General Plan was a Circulation Element and a Public Facilities Element.

This Land Use Element will supersede all previously adopted Land Use Elements, when a conflict in proposals exists, including those for all unincorporated communities, and the unincorporated areas of those Land Use Elements of incorporated cities previously adopted by the Kern County Board of Supervisors. Other Elements of all adopted General Plans will continue to be utilized for planning purposes until those Elements are restudied and readopted. This would also include those Elements of the Interim General Plan for Kern County not directly affected by this Land Use Element.

Land Use plans and elements for individual communities and areas around incorporated cities will have to be developed in the future. These plans will require in-depth studies and greater detail than is possible with this Land Use Element. It is intended that this Element serve as an overall guide to basic land use arrangements for the entire County, and

that land use plans for the internal arrangement of areas involving a complex or variable land use pattern be developed individually.

As individual land use plans and specific plans are adopted, this Land Use Element should be amended to reflect the changes approved. Implementation should then be directed to the more precise or latest land use arrangement adopted.

If any conflict exists between the adopted Open Space and Conservation Element and this Land Use Element, this Element should take precedence until the Open Space and Conservation can be reevaluated and amended, if necessary.

The Land Use Elements of previously adopted General Plans superseded by this Land Use Element, when a conflict in proposals exists, are as follows:

1. Shafter General Plan
2. Boron General Plan
3. Bakersfield Metropolitan Area General Plan
4. Ridgecrest General Plan
5. Greater Taft General Plan
6. Wasco General Plan
7. Kern River Valley General Plan
8. Interim General Plan for Kern County

PURPOSE

The General Plan is a guide for orderly development. It serves to organize and coordinate the complex relationships between land, people, resources and facilities to protect the health, safety, and general welfare of the community.

The Land Use Element of the General Plan is directed to the efficient and beneficial use of the land resources for the common good of all. It contains the goals, objectives, principles, standards, and development policies relative to land use arrangements and utilization for Kern County. The Land Use Element should provide appropriate direction for land use decisions to achieve a quality of life in the future as perceived at the present. As new trends and conditions develop, the Element should be reviewed and amended as necessary.

This specific text illustrates the consistency between the General Plan and the zoning ordinances of the County of Kern and, along with the accompanying map, is intended to fulfill the intent and purpose of the State-mandated requirement of Section 65860 of the Government Code of the State of California.

ASSUMPTIONS

Projection of future events and situations involves considerable use of assumptions relating to what is expected to occur. The assumptions used in the preparation of this Element deal with circumstances that affect plan proposals and provide the basis for long-range considerations. If future events occur that are contrary to the stated assumptions of this Element, a re-evaluation of the Element may be necessary to assure proper guidance for the orderly long-range development of Kern County. The assumptions utilized in the preparation of this Element are as follows:

- There will be no major war, epidemic, natural disaster, or economic depression in the nation or the State;
- The population of the County and the State will continue to increase;
- The average farm unit will continue to increase in size and the farm population, as a percentage of the total County population, will continue to decline;
- That environmental considerations mandated to land use activities will become increasingly more important in the future;
- That the percentage of land under public ownership will remain somewhat constant;
- That water supplies will be developed to keep pace with agricultural and population growth;

- That recreation demands will continue to increase in the future;
- That government, hopefully at the local level, will be more involved in providing for the common good of all people;
- That the State land conservation programs, such as the Agricultural Preserves, will continue;
- The percentage of residents living in urban communities will continue to increase;
- The salt imbalance problem in intensive agricultural areas will be solved, or forthcoming;
- That land use decisions will remain at local government levels.

LAND USE PROBLEMS

This Element is directed towards the efficient and beneficial use of land in all areas of Kern County to reduce or eliminate the many problems associated with land use activities. The improper arrangement of land use activities and the misuse of the land resources creates problems and effects which should be avoided. Many of the problems created through the misuse of land are easily recognized - others are more insidious, with the negative effects remaining obscure.

Some of the land use problems that currently exist, and continue to be created, include the following:

1. Piece-meal development. (The establishment of urban related uses, generally residential, in nonurban areas. These non-contiguous urban uses are disruptive to the existing rural uses and require the costly extension of urban services and facilities.)
2. Loss of productive agricultural land. (Nonagricultural uses utilizing the better soils when other areas are available for use.)
3. Promotional "communities". (The premature or unnecessary development of thousands of acres for lot sale purposes in rural areas of the County.)
4. Conflicting land use arrangements. (The improper mixing of incompatible land use activities to the detriment of each.)

5. Environmentally damaging development. (The continued establishment of land use activities and "improvements" irrespective of the natural and social environmental capabilities and limitations.)
6. Loss of natural environment. (The sacrifice of scenic amenities, wildlife habitat, and other natural resources without regard for future generations.)
7. Unsafe development. (The establishment of land use activities that are not in accord with natural constraints such as fire danger, flood and earthquake hazards, and soil limitations.)

Other problems relating to land use activities exist and others will become more apparent in the future. To provide for a proper arrangement of land use, the land must be recognized for what it is - a limited natural resource. Wise utilization of this limited resource will improve the quality of life for all within Kern County now and in the future.

LAND USE GOALS

Goals, as they are utilized in this Element, relate to the overall end results desired for land use arrangements in Kern County. Many, or all, of the goals stated herein can not be accomplished solely through application of the objectives, principles and standards set forth throughout this Element due to other factors and influences which are outside the realm of this Element. A coordinated application of all the various programs, plans, and efforts of the County, cities, and citizens, will be required to attain the goals stated below.

- To maintain the character and the natural amenities of Kern County while providing for growth.
- To properly protect and wisely utilize all natural resources.
- To provide adequate areas for all existing and potential land use activities.
- To create opportunity for the reasonable expansion of all communities within Kern County.

- To eliminate noncontiguous urban development and the unnecessary extension of public services.
- To prevent land use activities that are not compatible with the natural capabilities of the land.
- To maintain a viable economy.
- To prevent hazards to public health and safety.

LAND USE DESIGNATIONS

Accompanying this text is a map, known as the Land Use Element Map, which designates various land use classifications for all areas of Kern County, except those portions within the incorporated cities. These land use designations represent the desired arrangement of all the various land use activities for the future. A large array of land use designations are involved and time variates as to when such uses may actually occur. No date has been established for the fulfillment of the Land Use Element Plan. It is impossible to establish a time period for this Element because the land use designations are based on the ultimate capability of the land, and on an acceptable arrangement of future land uses.

It is the intent of this Element to designate where various land use activities can occur, not when; to specify what intensity of land use is desirable; and how it should be implemented.

All land use designations shown on the Land Use Element Map are explained in the text below. For each designation, except those falling outside the jurisdiction of this Element (Incorporated City and Military), specific objectives, principles, and standards have been formulated.

An objective is the end result desired for each land use designation, a principle indicates how the objective may be achieved, and a standard specifies the desired policies necessary for implementing the principles.

Some of the standards used in this text relate to existing specific zone classifications, subdivision requirements, and programs. As new regulations and situations occur, the standards for each land use designation should be re-evaluated, and amended if necessary, to assure the fulfillment of the overall goals and specific objectives of this Element.

Also used in the text are the terms primary, compatible, conditional, and consistent. These terms are utilized to indicate the level of uses envisioned for each land use designation and the zone classifications which will accommodate the intended land use.

Primary uses and primary zones are those uses and zones which represent the ideal situation for each land use designation.

Compatible uses and compatible zones are those uses and zones which are suitable to each land use designation.

Conditional uses and conditional zones are those uses and zones which may, under special circumstances, be considered in the particular land use designations. This should not be confused with the Conditional Use Permit procedure normally utilized in zoning administration; however, implementation could very well involve such a procedure.

Consistent zones are those zones which are acceptable within each land use designation. These zones are in addition to those listed

under primary, compatible, and conditional. The existence of any zone classification listed under a land use designation within a corresponding area as shown on the Land Use Element Map, will provide for the consistency required under Section 65860 of the State Government Code.

Reference is made to Table I of the appendix for the purpose of determining consistency of zone classifications with respect to land use designations as shown on the Land Use Element map, for the purposes of Section 65860 of the Government Code. The information shown in Table II of the appendix is not intended for the purposes of showing consistency or inconsistency with respect to Section 65860 of the Government Code.

URBAN USE

Areas within the County that are developed extensively with a mixture of urban type uses are designated as Urban Use. All small communities and urbanized areas adjacent to incorporated communities where zone classifications permit urban type development fall within this category. Areas within the city limit of an incorporated city, however, are not shown, as these areas are outside the jurisdiction of this Element.

The Urban Use designation has also been applied to areas where little or no actual urban development has occurred. These areas include those portions of speculative land projects where previous proposals have indicated a mixture of urban type uses at the location so designated and zone classifications have been adopted to support the possible future urban development.

It is the intent of this Element to permit all uses normally found within urban complexes in Urban Use designated areas. The arrangement of such uses and the need should be determined through detailed studies of each area and application of good planning principles.

Factors such as community growth patterns, circulation, drainage, surrounding land use and zoning, community services, site capabilities, environmental impacts, need of change, resident desires, and other related considerations should be used in the evaluation of all land use changes within the Urban Use areas.

Future priorities, however, must be given to the development and adoption of individual General Plans to properly guide the efficient arrangement of each community.

OBJECTIVE:

- To create opportunities for the functional arrangement and growth of all communities.

PRINCIPLES:

- That urban development be directed to urban use areas.
- That a variety of housing types and densities be provided.
- That necessary services including schools, parks, and commercial facilities, be provided in locations which will serve a maximum number of residents in an efficient and safe manner.
- That residential density patterns be guided by considerations of topography, land capability, circulation, environmental limitations, and access to local and regional service facilities.
- That commercial facilities be compatible in use, character, and size to the area they are to serve.
- That compact commercial centers rather than scattered strip development be encouraged.

- That the central business district of each urban center be recognized as the dominant commercial center for the surrounding trade area.
- That the mixing of incompatible land use types be avoided.
- That high density residential, commercial, and industrial uses be developed only in areas served by adequate vehicular circulation.
- That residential areas be protected from incompatible activities which create heavy traffic, noise, odors, dust, and unsightly views.
- That provisions for new, and expansion of existing, commercial areas be dependent upon achieving a proper relationship with each commercial area in size, location, types of activities, and accessibility to its respective trade areas.

STANDARDS:

DENSITY.

Variable, depending on site. Maximum density not to exceed 43 dwelling units per net acre for residential development.

USE.

All uses may be accommodated depending on site capabilities and necessity.

ZONE CLASSIFICATION.

All zone classifications are considered consistent for Urban Use areas, either for pre-urban use, holding zones, or for urban development.

SUBDIVISION.

Permitted for all uses per statutory requirements.

DEVELOPMENT.

All development to be in accordance with the standards of the Subdivision Ordinance, Parcel Map Provisions, and Zoning Ordinance. Further standards for improvements should involve protection of the public health, safety, welfare, and aesthetic and environmental considerations. Natural and social environmental impacts must be evaluated prior to any development.

URBAN EXPANSION

To accommodate and provide for proper direction of growth of the incorporated cities and unincorporated communities of Kern County, an Urban Expansion designation is utilized on the Land Use Element Map. Areas so designated should be considered the future areas of transition from predominately rural land use to urban type uses.

Urban expansion into these reserve areas, however, should not be encouraged until absolutely necessary. Expansion of cities and communities must be logical and contiguous extensions to the existing Urban Use areas. As in Urban Use areas actual implementation of urban type land use must be through the use of good planning principles. Proposed land uses must be properly evaluated as to demonstrated need, site capabilities, circulation, capacity and availability of needed public services, natural and social environmental impact, surrounding land use, and compatibility to future land use arrangements before any change to urban land use can be considered appropriate.

Urban expansion areas should not be considered as locations for urban development, but as areas where existing urban centers may expand into when additional area for urban uses are necessary.

OBJECTIVE:

- To provide area for the urban expansion of cities and communities.

PRINCIPLES:

- That urban development within urban expansion areas occur only as a logical extension of urban centers.
- That urban development occurring within an urban expansion area be compatible to the standard of development required for the adjacent Urban Use area.
- That urban development occur only when an adequate area or site is not available within an Urban Use area, yet retaining a "free market" situation.
- That all development be compatible with the goals of all Elements of the Kern County General Plan.
- That development patterns be guided by considerations of topography, land capability, circulation, environmental limitations, and availability of public services and facilities.

STANDARDS:

DENSITY.

Variable, depending on site. Residential densities not to exceed 43 dwelling units per acre.

USE.

All uses may be considered depending on site capabilities and necessity.

ZONE CLASSIFICATION.

All zone classifications may be considered satisfactory for urban expansion areas, either for pre-urban use, holding zones, or for needed urban development.

SUBDIVISION.

Permitted for all uses per statutory requirements.

DEVELOPMENT.

All development to be the standards of the Subdivision Ordinance, Parcel Map Provisions, and Zoning Ordinance. Further standards for improvements should involve health, safety, and aesthetic considerations. Natural and social environmental impacts must be evaluated prior to any development.

MEDIUM DENSITY RESIDENTIAL

Medium Density Residential is the highest density residential classification indicated on the Land Use Element Map. This designation is primarily intended to include a single-family dwelling unit on an individual parcel having a minimum size of 6,000 square feet, located in a predominately rural area.

Mixtures of mobilehomes with conventional dwellings should be avoided unless such a pattern of development is presently established. Exclusive mobilehome development, not exceeding the density specified below, may be created when appropriate conditions exist.

Residential uses having higher densities than Medium Density Residential, should be directed to Urban Use and Urban Expansion designated areas.

OBJECTIVE:

- To provide for Medium Density Residential use in nonurban areas.

PRINCIPLES:

- That nonresidential uses and multi-family uses be restricted from Medium Density Residential areas.
- That development of Medium Density Residential areas be to the standards required of urban areas.
- That conventional dwellings be separated from mobilehomes.

STANDARDS:

DENSITY.

Not to exceed seven (7) dwelling units per net acre.

USE.

PRIMARY - Single-family dwellings and mobilehomes on individual lots.

COMPATIBLE - Schools; parks; and community facilities.

CONDITIONAL - Temporary real estate tract office and signs.

ZONE CLASSIFICATIONS.

PRIMARY - R-1, M-S, T, and E.

COMPATIBLE - E-1 through E-8, M-S-1 through M-S-8, and R-S.

CONDITIONAL - None.

CONSISTENT - A, A-1, A-2, FP-P, FP-S, and MUD.

SUBDIVISION.

Lot sizes 6,000 square feet or larger.

DEVELOPMENT.

As specified in Subdivision Ordinance and Zoning Ordinance.

SUBURBAN RESIDENTIAL

Areas designated Suburban Residential on the Land Use Element Map are for residential uses in predominately rural areas having a density ranging from one (1) dwelling unit to four (4) dwelling units per acre. Dwelling units are meant to be single-family dwellings or, where permitted, mobilehomes on individual lots; however, with proper planned unit development provisions, clustering of dwellings with larger open areas can also be considered acceptable. Maintenance of large domestic animals for noncommercial use, at the rate of one animal per one-quarter acre of lot area, is compatible to the Suburban Residential designated areas.

OBJECTIVE:

- To provide for Low Density Residential use within nonurban areas.

PRINCIPLES:

- That rural characteristics be retained wherever possible.
- That development densities be determined by evaluation of community services available, accessibility, soil capabilities, and terrain.
- That conventional dwellings be separated from mobilehomes, if mobilehomes are permitted.

- That nonresidential uses be restricted from Suburban Residential designated areas.

STANDARDS:

DENSITY.

Not to exceed four (4) dwelling units per net acre.

USE.

PRIMARY - Single-family dwellings and, when permitted, mobilehomes on individual lots.

COMPATIBLE - Schools; parks; and community facilities.

CONDITIONAL - Planned unit residential developments utilizing condominiums.

ZONE CLASSIFICATIONS.

PRIMARY - R-S, E-1, E-2, E-3, E-4, M-S-2, M-S-3, and M-S-4.

COMPATIBLE - E-5, E-6, E-7, E-8, M-S-5, M-S-6, M-S-7, and M-S-8.

CONDITIONAL - None.

CONSISTENT - A, A-1, A-2, FP-P, FP-S, and MUD.

SUBDIVISION.

Lot sizes 12,000 square feet or larger.

DEVELOPMENT.

As specified in Subdivision Ordinance, Parcel Map Provisions, and Zoning Ordinance. Subdivided lots should be zoned with a classification equable to the size of the lot to prevent further lot breakdown.

RURAL RESIDENTIAL

The Rural Residential areas designated on the Land Use Element Map are intended to be utilized for very low density residential purposes and agricultural activities. Both uses can occur simultaneously, or individually, within this land use designation.

Minimum parcel sizes should be $2\frac{1}{2}$ acres to at least 20 acres, depending on area and natural capabilities. Uses permitted include residential only, residential with provisions for the keeping of large domestic animals for noncommercial purposes, and residential-agricultural combined. In properly zoned areas, use for exclusive agricultural purposes, both intensive and extensive, may occur without jeopardizing the intent of this plan.

The Rural Residential designation is applied to areas where the open characteristics of the area should be maintained, where services are minimal, and where land holdings tend to be for speculative purposes.

Development of parcels with single-family dwelling units will be appropriate where proper access and parcel area exists.

OBJECTIVE:

- To preserve the open space characteristics of those areas of the County having limited use potential.

PRINCIPLES:

- That rural characteristics be retained.
- That development be oriented to the natural capabilities, limitations, and terrain of the area.
- That agricultural activities as an interim use be encouraged.
- That recreation oriented activities and developments be encouraged.
- That scenic qualities be preserved and protected.

STANDARDS:

DENSITY.

Maximum density not to exceed one (1) dwelling unit per $2\frac{1}{2}$ acres.

USE.

PRIMARY - Single-family dwelling or a mobilehome, where permitted, on an individual parcel.

COMPATIBLE - Intensive and extensive agricultural uses.

CONDITIONAL - Natural resource development; recreation oriented facilities, including travel trailer parks, and off-road vehicle parks; communication facilities; borrow pits; private airports; churches; and hunting clubs.

ZONE CLASSIFICATIONS.

PRIMARY - E-5, E-6, E-7, E-8, M-S-5, M-S-6, M-S-7, and M-S-8.

COMPATIBLE - A, A-1, and A-2.

CONDITIONAL - R-F.

CONSISTENT - FP-P, FP-S, and MUD.

SUBDIVISION.

Parcel sizes $2\frac{1}{2}$ acres or larger depending on terrain and land capability.

DEVELOPMENT.

To be permitted only when access, as required by Zoning Ordinance, exists. Zoning restrictions controlling parcel sizes should be predicated upon existing natural conditions and constraints inherent with the land.

Establishment of major and secondary highways as part of land division activities should also reflect existing topographical limitations. Official Plan Lines for future highway alignments should be prepared for areas requiring a deviation from section and mid-section lines. Scenic and natural amenities should be preserved wherever possible.

COMMERCIAL

The commercial designation is used to denote nonurban areas where commercial land use activities should occur. These are the areas deemed necessary to serve existing and anticipated commercial needs of both local residents and the traveling public. It is intended that the areas designated commercial, be developed with commercial uses only. Other uses such as residential and industrial should be directed to Service Centers, Urban Use, and other appropriately designated areas.

OBJECTIVE:

- To provide for planned commercial development in nonurban areas.

PRINCIPLES:

- That adequate access and internal circulation be provided.
- That all areas designated Commercial should be developed through Precise Development Plan requirements.
- That all signs be restricted to only those necessary for adequate identification.
- That commercial areas be attractive to the general public.
- That commercial areas be oriented to major circulation routes.

- That adequate methods of water supply and sewage disposal be provided.
- That such developments will not significantly contribute to degradation of air quality.

STANDARDS:

DENSITY.

As permitted in Commercial zone classifications.

USE.

PRIMARY - General commercial; neighborhood commercial; and tourist services.

COMPATIBLE - Truck services.

CONDITIONAL - Travel trailer parks.

ZONING.

PRIMARY - C-O P-D, C-1 P-D, C-2 P-D, B, and P.

COMPATIBLE - None.

CONDITIONAL - None.

CONSISTENT - A, A-1, A-2, R-F, FP-P, FP-S, and MUD.

SUBDIVISION.

Per statutory requirements.

DEVELOPMENT.

SIGNS - On-premises sign only. Aesthetic controls should be utilized.

USES - With Precise Development zone overlay when establishing commercial zone classifications, except B zone where Conditional Use Permit procedure should control development. All streets serving commercial areas to be 90-foot-minimum width. Service roads to be implemented where necessary for proper circulation and public safety. Adequate landscaping, off-street parking, and necessary street dedications to be required as part of development.

SERVICE CENTER

The Service Center designations shown on the Land Use Element Map are intended to be the location of the commercial, residential, and service-oriented industrial uses to serve the needs of both the traveling public and local residents. Some service centers presently serve in this capacity - others are shown so that as services are needed for an area, a location will exist for their establishment.

Notable among service centers are those located in rural areas adjacent to a freeway interchange. These are intended to primarily serve the needs of the traveling public. Additional uses to serve rural residents of the area could also be included to provide for the centralization of necessary services.

Other service centers are more locally oriented in that they now serve, or are intended to serve, the needs of a large rural area. The services for an area, which might include stores, service stations, schools, residences, agricultural equipment sales or repair, and the like, should be directed to these designated centers.

Zoning for the uses to be established within the service centers should occur as the need arises. The zone classifications adopted should not be detrimental to existing classifications or uses. Use of Precise Development zone overlays should encourage proper development of each service center.

OBJECTIVE:

- To create centers for the activities and services needed by the traveling public and residents in rural areas.

PRINCIPLES:

- That Service Centers be established at appropriate locations throughout the rural areas of the County.
- That uses within Service Centers be regulated through proper zoning to prevent conflicting land use arrangements.
- That development of Service Centers be implemented only when need is shown.
- That interim land use of designated Service Centers be restricted to that shown for the area surrounding the Service Center until service development occurs.
- That provisions for adequate circulation be included in the development of Service Centers.

STANDARDS:

DENSITY.

Variable, depending on land capability, terrain, and need.

USE.

PRIMARY - General commercial; neighborhood commercial, tourist services; agricultural services; and residential.

COMPATIBLE - Mobilehome parks; light industrial; communication facilities; powerlines; pipelines; on-premises signs; agricultural activities and related uses; petroleum extraction; community facilities; offices uses; and general services.

CONDITIONAL - Schools; churches; travel trailer parks; truck service stations; private airports; borrow pits; equipment storage yards; and golf courses.

ZONING.

PRIMARY - B, C-0, C-1, C-2, and P.

COMPATIBLE - R-1, R-2, R-3, R-4, R-S, E to E-8, M-S to M-S-8, T, MP, M-1, A-1, A-2, and R-F.

CONDITIONAL - M-2.

CONSISTENT - A, FP-P, FP-S, and MUD.

SUBDIVISION.

Permitted with standards as specified in Subdivision Ordinance.

DEVELOPMENT.

SIGNS - On-premises signs only, when permitted. Aesthetic controls should be utilized where appropriate.

COMMERCIAL USES - With Precise Development zone overlay when establishing commercial zone classifications. All service centers catering primarily to traveling public to be located on 90-foot-minimum width streets. Commercial uses in service centers on major highways should include service road as part of development when necessary.

OTHER - Standards of site improvement for all uses should include curb, gutter, paved off-street parking, and landscaping.

INDUSTRIAL

The Land Use Element designates approximately 18,000 acres for industrial use in many locations throughout Kern County. Most of these areas are located near the incorporated and unincorporated centers of population. These areas are intended to serve the industrial and wholesale needs of the communities, and create areas where future industrial growth may occur. Most of the areas designated industrial are presently served by excellent transportation facilities.

Other scattered industrially designated areas on the Land Use Element Map indicate existing industrial operations that are located near the source of the product they utilize. Examples are the cement plants near Mojave, Monolith, and Lebec, and the borax plant near Boron. These industrial locations are somewhat isolated because of use and function; however, these areas contribute significantly to the overall economy of nearby communities and Kern County. Sufficient area is included around these existing uses to allow for plant expansion or new compatible industrial uses.

Additional areas may be available for industrial uses in other Land Use Element designations. Provisions exist for the Special Use, Urban Expansion, Urban Use, and Natural Resource designations where, if conditions are appropriate, industrial use could occur and still be in conformance with the Land Use objectives of this Plan.

OBJECTIVE:

- To establish ample areas suitable for industrial uses in all areas of Kern County.

PRINCIPLES:

- That Industrial areas be adequately served by rail, air, and highway transportation.
- That each urban area should have land available for sufficient industry to provide for local needs, employment, and a broad economic base commensurate with its size and function.
- That a suitable amount of Industrial designated acreage be provided for the needs of the anticipated population and for a choice of sites.
- That industrial uses be guided to Industrial areas.
- That uses within designated Industrial areas be restricted to those uses which are compatible to industrial activities.
- That industrial activities should not be detrimental to the use capability of surrounding properties, or adjacent land use

designations because of noise, odor, dust, vibrations, or related hazards and inconveniences.

- That planned industrial parks be encouraged wherever possible.

STANDARDS:

DENSITY.

Variable, depending on land capability, terrain, and need.

USE.

PRIMARY - Manufacturing, assembling, and processing activities; warehousing; transportation facilities; equipment, material, and other storage; sawmills; and other kindred activities.

COMPATIBLE - General and neighborhood commercial; communication facilities; power lines; pipelines; signs; water storage, and ground water recharge; petroleum extraction, and mineral production; borrow pits; and agricultural activities.

CONDITIONAL - Dairies; feed yards; and airports.

ZONING.

PRIMARY - M-1, M-2, M-3, and P.

COMPATIBLE - A, A-1, and A-2.

CONDITIONAL - None.

CONSISTENT - R-1, R-2, R-3, R-4, R-S, E to E-8, T, B, C-0,
C-1, C-2, R-F, FP-P, FP-S, and MUD.

SUBDIVISION.

Per statutory requirements, if applicable.

DEVELOPMENT.

All operations to comply with established Federal, State and County regulations and standards regarding air and water pollution.

Adequate site development measures, including sufficient off-street parking, landscaping, and fencing should be instituted for each use.

Development should be guided away from identified scenic highways where possible. Heavy industrial uses should be avoided adjacent to residential areas and scenic highway.

Local access to industrial areas should not be allowed through residential areas.

NATURAL RESOURCE

Areas having known mineral deposits, productive or potentially productive, should be protected for future use. Such protection involves the delineation of known natural resource areas on the Land Use Element Map, and subsequent elimination of possible incompatible uses. Incompatible uses are those which would be adversely affected by mineral development uses, and those that may create barriers to optimum mineral deposit development.

The Natural Resource designated areas can be multi-use areas. Agricultural uses can occur within certain Natural Resource areas without hindering, or being hindered by, natural resource development. Many petroleum fields presently exist with agricultural uses, both intensive (field crops) and extensive (livestock grazing). Continued multiple use should be encouraged where no conflict in use will exist.

Many mining activities, however, will preclude all other uses. Sand and gravel mining operations, as an example, cannot exist simultaneously with other nonextractive mineral operations. However, agricultural use of a designated natural resource area prior to development of a sand and gravel operation would be a beneficial use not adversely affecting the potential use.

Natural resource use of an area must be dependent on the availability of the resource and all environmental considerations. The Natural Resource designation is not intended to be a license to abuse both the natural and man-made environment. Environmental impact studies containing provisions

to neutralize adverse situations should precede any intended natural resource development as required by law.

OBJECTIVE:

- To utilize the natural resources available in a manner compatible with:
 - (1) Achievement and maintenance of all Federal, State, and local air and water quality standards;
 - (2) Conservation of nonrenewable natural resources.

PRINCIPLES:

- That extraction and processing operations not be detrimental to the use capability of surrounding properties or adjacent land use designations because of noise, odor, dust, vibration, or related hazards and inconveniences.
- That aesthetic values be protected in established scenic areas.
- That the natural landscape be rehabilitated where feasible after mineral production and extraction has ceased.
- That land use activities that may hinder or impede potential natural resource development be restricted from identified Natural Resource areas.

- That wildlife and livestock be protected from the dangers of mining and petroleum product extraction.
- That property ownerships be large enough to prevent development densities that could interfere with appropriate natural resource development.

STANDARDS:

DENSITY.

Variable, depending on land capability, terrain, and natural resource of area. Minimum parcel size $2\frac{1}{2}$ acres, except for processing, refining, or milling activities which may be located on smaller parcels in the proper zone classification.

USE.

PRIMARY - Mineral and petroleum extraction.

COMPATIBLE - Extensive and intensive agriculture; outdoor recreation; mineral and petroleum processing, milling, refining and related facilities and uses; very low density residential; pipelines; power transmission facilities; communication facilities; equipment storage yards; borrow pits; dumps; and oil disposal sites.

CONDITIONAL - Airports; recreation facilities; power generation facilities; and manufacturing of mineral and petroleum by-products.

ZONE CLASSIFICATION.

PRIMARY - A-1, A-2.

COMPATIBLE - M-1, M-2, and M-3.

CONDITIONAL - R-F.

CONSISTENT - E-5, E-6, E-7, E-8, A, FP-P, FP-S, and MUD.

SUBDIVISION.

Lot sizes at least 2½ acres or larger, unless for processing, refining, or milling operations not requiring 2½ acres for activity.

DEVELOPMENT.

MINERAL AND PETROLEUM EXTRACTION - All operations to comply with established Federal, State and County regulations and standards regarding air and water pollution. All negative environmental impacts shall be minimized whenever possible. Development should be guided away from identified scenic highways. Land rehabilitation measures should be instituted for all mining and mineral product extraction activities to eliminate dangerous situations and restore natural qualities. Such rehabilitation measures should also apply to oil sumps and other excavation activities associated with petroleum production and exploration.

MINERAL AND PETROLEUM PROCESSING, MILLING, REFINING, AND RELATED FACILITIES AND USES - Establishment of such uses should only occur in conjunction with an extraction operation of a kindred nature. Facilities and operations should be conditioned to avoid adverse environmental impacts.

All operations to comply with established Federal, State, and County regulations and standards regarding air and water pollution. Development should be guided away from identified scenic highways and vistas when feasible.

RECREATIONAL USE - Limit to low density, minimal development recreation use such as off-road vehicle parks, rifle ranges, and hunting areas. Recreation use should not interfere with or jeopardize mineral and petroleum production, existing or potential.

RESIDENTIAL - Very low density (2½-acre parcels or larger) only as a permitted use for existing parcels. Subdivisions for residential purposes may not be compatible with the Natural Resource designation.

INTENSIVE AGRICULTURE

Intensive agricultural activities in Kern County are usually characterized by the use of applied water to produce a commercial crop. Because of the arid climate, high value-per-acre production of agricultural crops generally requires the use of irrigation. Some agricultural uses, however, may not be directly dependent on irrigation for production and still be considered intensive agricultural use. These uses would include dairies, cattle feed yards, greenhouses, raising of fowl and horses, and similar activities.

Principal prerequisites for viable intensive agricultural land use are appropriate soil, available water, and climatic conditions. Economic considerations, labor and technology affect production.

Vast areas of Kern County qualify for intensive agricultural activity based upon one or more of the principal prerequisites; however, the most advantageous area is the San Joaquin Valley floor where all conditions exist simultaneously.

Other areas of Kern County are capable of supporting intensive agricultural use although limitations are more apparent. These other areas include the Tehachapi-Cummings Valley area (water and area of suitable soils are somewhat limited, although climate favors some specialized crops), Antelope Valley area (high cost and limited availability of water is a disadvantage), and the Cantil area (water costs and availability being a major limitation).

Approximately 1,245,000 acres (24% of the total County area) is designated as Intensive Agriculture on the Land Use Element Map. Most of this area is shown within the San Joaquin Valley. Intensive Agriculture is an open space type of land use designation and, as such, should qualify for Land Conservation Contracts. The retention of sufficient acreage for intensive agriculture use for the future will assure a continued base for much of Kern County's economy.

OBJECTIVE:

- To conserve and protect appropriate lands suitable for intensive agricultural use.

PRINCIPLES:

- That productive, and potentially productive intensive agricultural areas be protected from urban growth and incompatible development.
- That the number of projected major and secondary highways through restricted agricultural areas be reduced to only those necessary for adequate circulation with locations defined.
- That land division activities be regulated so that only those divisions which directly serve intensive agricultural use are permitted.

- That intensive agricultural use be recognized as a highest and best use.

STANDARDS:

DENSITY.

Minimum parcel size 20 acres, unless definite need is shown for smaller parcel to accommodate a compatible or conditional use.

USE.

PRIMARY - Irrigated cropland; orchards; vineyards; cattle feed yards; dairies; wineries; horse ranches; raising of nursery stock, ornamental flowers, and Christmas trees; fish farms; beekeeping; frog farms; ranch and farm facilities; and related uses and structures.

COMPATIBLE - Dry-land farming; livestock grazing; water storage; ground water recharge areas; petroleum extraction; pipelines; power transmission lines; communication facilities; hunting clubs; wildlife preserves; farm labor facilities; and public utility uses.

CONDITIONAL - Borrow pits; liquid and solid waste dumps; sewer farms and facilities; private airports; and agricultural industries, including processing, packing, and shipping facilities.

ZONE CLASSIFICATIONS.

PRIMARY - A.

COMPATIBLE - FP-P, and MUD.

CONDITIONAL - A-1, and A-2.

CONSISTENT - FP-S.

SUBDIVISION.

Parcel sizes 20 acres or larger, unless definite need shown for smaller parcels to accommodate compatible and conditional uses directly related to Intensive Agricultural use. No residential subdivisions permitted.

DEVELOPMENT.

SIGNS - Eliminate and prohibit all off-premises signs.

RESIDENTIAL USE - Single-family dwelling or mobilehome. Very low density (20 acres or larger), or on an existing parcel of record. Labor camps and housing for laborers employed upon the premises may be permitted.

CONDITIONAL USES - To be directed to areas having lowest agricultural production capabilities, and only permitted when other feasible locations are not available.

EXTENSIVE AGRICULTURE

Extensive agriculture includes those agricultural uses involving large amounts of land with low value-per-acre yields such as livestock grazing and dry land farming. Irrigated crops and orchards are not considered extensive agricultural uses.

The extensive agriculture land use designation is an open space use, generally involving privately owned land where soil types, slopes, terrain, and lack of suitable water supply for irrigation precludes intensive agricultural activities. Suitable use of the lands designated for Extensive Agriculture can occur through livestock grazing. Additional uses which may occur include petroleum and mineral extraction and processing, outdoor recreation, and intensive agricultural uses, where conditions permit such use. Speculative land development projects are not considered a compatible land use activity.

Lands devoted primarily to extensive agriculture are located in the foothill areas surrounding the San Joaquin Valley, portions of the San Joaquin Valley floor, the mountain areas, and much of the desert area. Considerable livestock grazing occurs on public-owned land under the jurisdiction of the National Forest Service and the Bureau of Land Management.

The Land Use Element Map designates approximately 1,380,000 acres for extensive agricultural use. This represents about 26% of the total County area. Use of other land use designations, such as Recreation,

Rural Residential, Intensive Agriculture, Wetlands, and Natural Resource for extensive agricultural activities, allows sufficient acreage for this land use type.

Natural benefits which accrue to the Extensive Agriculture designation are protection to wildlife habitats, special botanic areas, scenic values, watersheds, and open space.

OBJECTIVE:

- To preserve the natural qualities of large areas where extensive agricultural activities provide an appropriate use.

PRINCIPLES:

- That the grazing of livestock and the retention of natural range land be promoted to protect open space and serve as an important segment of the agricultural industry.
- That Land Conservation Contracts be encouraged on lands within Extensive Agricultural areas which are used agriculturally.
- That scenic qualities be preserved and protected.
- That incompatible land use be restricted from Extensive Agricultural areas.

- That property ownerships remain large with restrictions to prevent the creation of smaller parcels.

STANDARDS:

DENSITY.

Minimum parcel size 20 acres, unless definite need is shown for smaller parcel to accommodate a compatible or conditional use directly related to Extensive Agricultural use.

USE.

PRIMARY - Livestock grazing; dry land farming; hunting clubs and reserves; ranching facilities; and wildlife and botanic preserves.

COMPATIBLE - Irrigated croplands; orchards; water storage; ground water recharge areas; very low density residential; farm facilities; petroleum extraction; pipelines; power transmission lines; and communication facilities.

CONDITIONAL - Mineral resource production; mineral and petroleum processing, milling, and related facilities; livestock transportation facilities; dude ranches; agricultural industries; sawmills; borrow pits; liquid and solid waste dumps; and private airports.

ZONE CLASSIFICATIONS.

PRIMARY - A.

COMPATIBLE - FP-P and MUD.

CONDITIONAL - A-1, A-2.

CONSISTENT - FP-S.

SUBDIVISION.

Parcel sizes 20 acres or larger, unless definite need shown for smaller parcels to accommodate compatible or conditional uses directly related to Extensive Agricultural use. No property division activity to be permitted when division would impair or jeopardize the primary use capabilities of the property or adjacent properties.

DEVELOPMENT.

SIGNS - Eliminate and prohibit all off-premises signs.

MINERAL AND PETROLEUM EXTRACTION - All operations to comply with established Federal, State, and County regulations and standards regarding air and water pollution. All negative environmental impacts shall be minimized whenever possible. Development should be guided away from identified scenic highways. Proper safeguards to protect livestock and wildlife should be installed. Land rehabilitation measures should be instituted for all mining and mineral product extraction activities to eliminate dangerous situations and restore natural qualities.

MINERAL AND PETROLEUM PROCESSING, MILLING, REFINING, AND RELATED FACILITIES AND USES - Same as Mineral and Petroleum Extraction (above). Establishment should only occur in conjunction with an extractive process of a kindred nature.

RESIDENTIAL - Mobilehomes and single-family dwellings.

Very low density (20 acres or larger) only as a permitted use for existing parcels. Subdivisions for residential purposes are not compatible with the Extensive Agriculture designation.

RECREATIONAL LAND

Recreational areas shown on the Plan Map consist primarily of land under the ownership of the State and Federal governments. These lands, located principally within the mountains and desert regions of Kern County, involve approximately 900,000 acres on the Land Use Element Map (about 17% of the total County area).

Some private lands are included within designated Recreational areas where such lands are surrounded by, or in close proximity to, public lands. Some private lands are also included under the recreational designation due to existing use or suitability for recreational facilities.

The public-owned recreational lands represent the primary open space land within Kern County. A considerable portion of the Recreational designated lands are the National Forests where Federal land management policies protect the open space and natural qualities, yet provide outdoor recreation opportunities. Other publicly owned lands are the lands administered by the Federal Bureau of Land Management, the State Parks, and Kern County Regional Parks. These areas range from vast undeveloped natural areas to highly developed recreational facilities.

Benefits and use are not limited to recreation and open space. Livestock grazing occurs on much of the Recreational designated lands, while logging is a limited use within Sequoia National Forest. The public lands are the primary wildlife habitat areas within Kern County. Immeasurable benefit is also derived through watershed protection.

OBJECTIVE:

- To preserve as much of the natural and recreational amenities found within Kern County as possible for present and future generations.

PRINCIPLES:

- That all recreational developments be designed and constructed to be compatible to the natural environment.
- That all endangered wildlife and plant species be protected from detrimental uses and encroachments.
- That all private development within designated Recreational areas be subject to development constraints to assure environmental compatibility.
- That off-road vehicle use be directed to areas that are the least disrupted by such activity.
- That natural scenic qualities be protected.
- That continued compatible economic uses of both public and private lands be encouraged.

- That acquisition or exchange programs directed towards eliminating privately owned enclaves within public land blocks be encouraged at all governmental levels.

STANDARDS:

DENSITY.

Variable, depending on land capability, terrain, and amenities. Minimum parcel size $2\frac{1}{2}$ acres.

USE.

PRIMARY - Outdoor recreation; livestock grazing; wildlife and botanic preservation; scenic land protection; watershed protection; and National, State, and regional parks.

COMPATIBLE - Recreation facility development; water storage; ranching facilities; ground water recharge areas; vacation homes; and hunting clubs.

CONDITIONAL - Natural resource development; hydroelectric development; power transmission lines; logging operations, including sawmills; and communication facilities.

ZONE CLASSIFICATION.

PRIMARY - R-F.

COMPATIBLE - A, FP-P, MUD, E-5, E-6, E-7, E-8, M-S-5, M-S-6, M-S-7, and M-S-8.

CONDITIONAL - A-1, and A-2.

CONSISTENT - FP-S.

SUBDIVISION.

Lot sizes at least 2½ acres or larger. No property division activity to be permitted when division would impair or jeopardize the primary use capabilities of the property, or adjacent properties.

DEVELOPMENT.

SIGNS - Eliminate and prohibit all off-premises signs.

NATURAL RESOURCE DEVELOPMENT - By Conditional Use Permit only. Development to be conditioned to eliminate or avoid negative environmental impact and/or require restoration of natural amenities.

RECREATION FACILITY - Adequate off-street parking, landscaping, and sign control should be provided by Developer. Regulation of all recreational developments should be through Conditional Use Permit procedures.

WETLANDS

Wetlands are San Joaquin Valley areas characterized by soils not well suited for intensive agricultural use, poor drainage, and a perched, or high water table due to low soil permeability. Historically, much of the San Joaquin Valley was wetland. These lands have been reduced to the present residual areas through land reclamation for agricultural purposes, diversion and control of water sources, and over-drafting of water supplies.

The remaining wetlands are important as wildlife habitat, winter feeding grounds for waterfowl, and for hunting club use.

The wetland areas are shown for retention to provide for continued wildlife use and recreation. These two areas; one in the central portion of the San Joaquin Valley adjacent to the north county line; the other south of Lamont, involve approximately 52,000 acres (about 1% of the total County area). About 10,500 acres are currently under public ownership. The remainder is presently utilized for limited extensive agricultural activities and for hunting clubs.

Animal grazing and conservation activities should be encouraged within the wetland areas and Land Conservation Contracts should be continued.

OBJECTIVE:

- To retain sufficient land area in wetland use for wildlife propagation and feeding, and for recreational use.

PRINCIPLES:

- That incompatible land uses be restricted.
- That the routing of new major and secondary highways through Wetlands be discouraged.
- That Land Conservation Contracts be encouraged within identified Wetlands.
- That sufficient water of acceptable quality be made available for wildlife purposes in identified Wetlands as part of future water resource management programs.
- That large property ownerships be encouraged.

STANDARDS:

DENSITY.

Minimum parcel size 20 acres, unless definite need is shown for a smaller parcel to accommodate a conditional use.

USE.

PRIMARY - Wildlife propagation and protection; outdoor recreation; livestock grazing; wildlife refuges; water storage; hunting clubs; and ranching facilities.

COMPATIBLE - Intensive agriculture; and very low density residential.

CONDITIONAL - Pipelines; public utility uses; and campground facilities.

ZONE CLASSIFICATION.

PRIMARY - A.

COMPATIBLE - FP-P, and MUD.

CONDITIONAL - R-F, A-1, and A-2.

CONSISTENT - FP-S.

SUBDIVISION.

Parcel sizes at least 20 acres or larger, unless definite need is shown for a smaller parcel to accommodate conditional use. No property division activity to be permitted when division would impair or jeopardize the primary use capabilities of the property, or adjacent properties.

DEVELOPMENT.

Eliminate and prohibit all off-premises signs. Mobilehomes and conventional dwellings for ranch or farm operations, necessary for a bona fide farm or ranch operation may be permitted on parcels having 20 acres in area, or more.

SPECIAL USE

Areas designated Special Use on the Land Use Plan are large land holdings under public or semi-public ownership used for miscellaneous activities. All large county airports, sewer farms in unincorporated areas, water spreading areas, and other large facilities such as the United States Information Agency radio station near Delano, the State prison near Tehachapi, and the County Sheriff Honor Farm, are included under the Special Use designation.

The Land Use Map designates approximately 10,000 acres as Special Use in all areas of the County.

OBJECTIVE:

- To differentiate Special Use facilities and areas from surrounding Land Use designations.

PRINCIPLES:

- That uses compatible to and serving the public interest be allowed within Special Use areas.
- That public and semi-public uses of a specialized nature be directed to Special Use areas.

STANDARDS:

DENSITY.

Variable.

USE.

All which may be considered necessary for the public welfare.

ZONE CLASSIFICATION.

All zone classifications may be applied.

SUBDIVISION.

No restrictions.

DEVELOPMENT.

All development should not create adverse environmental effects or create adverse conditions on surrounding properties. Development on surrounding properties and in different Land Use designations, likewise, should not impair or jeopardize the use of the Special Use areas.

MILITARY

The United States Department of Defense operates two large military establishments falling partially within Kern County. The two bases, Edwards Air Force Base, and the China Lake Naval Weapons Center, have a combined area of 283,000 acres within Kern County. Uses within the desert area involved include various military equipment and ordnance testing, aircraft landing fields, industrial, and urban.

Activities on the two bases contribute significantly to the viable economy of Kern County, particularly eastern Kern County, through employment opportunities.

The two military bases are entirely under Federal ownership and are exempt from County regulations. Restrictions to entry for the general public serves to protect wildlife species, significant botanic communities and archeological sites located within the large areas involved.

Decisions affecting use, continuation, or expansion of the military bases within Kern County are made in Washington, D.C. and, therefore, beyond the influence of this Plan.

FLOOD PLAINS

On the basis of detailed studies prepared by the United States Army Corps of Engineers, various flood plains are delineated on the Land Use Element Map. The lines shown indicate the general boundaries of potential flood hazard areas during a statistically derived flood called the Intermediate Regional Flood.

An Intermediate Regional Flood represents the calculated extent of flood waters occurring from a situation expected at least once during a time span of 100 years.

The Flood Plain designation is an overlay to be used in conjunction with an underlying or primary land use designation. Development and improvements normally allowed for the Primary Land Use designation will be subject to additional appropriate restrictions when such area falls within a designated Flood Plain. Uses and activities that could be adversely affected by flood conditions, or jeopardize other uses and activities, or obstruct the natural flow within the floodway, will be restricted from Flood Plain areas, even if such uses are compatible with the underlying land use designation.

Such action would serve to prevent economic loss, loss of life or property, and protect the health, safety, and general welfare of the general public.

There are areas within designated flood plains which are presently developed with uses and structures that are subject to flooding. In

these areas, protective measures should be undertaken to eliminate the potential danger of flooding. The Land Use designations shown for these areas appear to be contrary to the intent of this Plan; however, it must be stressed that these underlying Land Use designations reflect existing conditions and are not necessarily proposals for future development until effective flood prevention measures are provided.

The Land Use Element Map and this text must be reviewed annually to assure that all flood problem areas are being properly planned and evaluated. As new flood problem areas are identified, this Element will be amended to provide for their inclusion. Appropriate restrictions to Land Use activities must then be applied to all newly identified Flood Plains. Areas removed from the Flood Plain overlay because of new information and flood prevention projects should also be reevaluated as to appropriate land use during the annual review period.

As individual community, area, and specific plans are developed by the appropriate agency, all known flood prone areas shall be properly identified and planned for.

OBJECTIVE:

- To prevent economic loss, loss of life, and loss of property, and hazards to water quality and public health caused by flooding.

PRINCIPLES:

- That all flood prone areas be properly and precisely identified.
- That all flood prone areas be properly zoned to prevent incompatible development.
- That flood control and flood damage abatement efforts, both public and private, be provided.
- That unwarranted and unwise development be diverted away from flood prone areas.
- That natural amenities be protected wherever possible.
- That all flood prone areas be designated on the Land Use Element whenever such areas are identified.
- That this Element be reviewed annually to assure inclusion of the most recent information.

STANDARDS:

DENSITY.

No residential development to be permitted which would be

subject to flooding. Where flood danger has been negated, residential development not to exceed density established for underlying land use designation.

USE.

PRIMARY - Flood control channels; water spreading grounds; livestock grazing; field crops; wildlife preserves; recreational areas; parks; playgrounds; golf courses; and parking lots.

COMPATIBLE - Same as Primary (above).

CONDITIONAL - All uses normally allowed in underlying Land Use designation when adequate flood prevention measures are provided.

ZONE CLASSIFICATION.

PRIMARY - FP-P.

COMPATIBLE - FP-S with all zone classifications.

CONDITIONAL - FP-S with all zone classifications.

CONSISTENT - FP-S with all zone classifications.

SUBDIVISION.

Permitted only when allowed in underlying Land Use designation and when adequate flood protection measure are provided.

DEVELOPMENT.

No development to be allowed in an FP-P zoned area which would encroach into the channel and obstruct the natural flow of waters or in any manner endanger life and property, water quality, or public health.

Where allowed by the PF-S zone and companion zone, development should include adequate protection for all structures, streets, and improvements.

IMPLEMENTATION

The goals and objectives of this Element can only be realized through affirmative action by both governmental bodies and private individuals. There are many programs and regulations existing, and others which can be formulated, that would serve to implement the goals and objectives of this Element.

ZONING ORDINANCE

The principal means of implementing the proposals of the Land Use Element will be by use of the Land Use Zoning Ordinance of Kern County. Through the use and application of the various zone classifications, effective control of land use activities, setbacks, and densities is possible.

Kern County has a Land Use Zoning Ordinance that currently contains most of the land use categories and density regulations needed for the implementation of the Land Use Element proposals. Most areas of Kern County are already precisely zoned (about 90%) with the remaining areas proposed for precise zoning in the future.

Implementation of this Element will be primarily by the use of appropriate zone regulations. To be effective, precise zoning must be established for all unincorporated areas of the County; new zone classifications will have to be adopted and utilized; some existing zone classifications will have to be amended; all existing zone classifications that are inconsistent with the proposals of the Land Use Element Map must be changed; and all future zone changes must be consistent with the Land Use Element proposals.

Consistent, as used in this text, means that a zone classification established for an area will only permit land use activities and densities equal to, or more restrictive than, the land use designation indicated on the Land Use Element Map. Zoning which allows uses that will not create conflicts with the ultimate use and objectives as indicated by the Land Use Element Map can also be considered as being consistent.

Inconsistent zoning is where the land use and density designations of the Land Use Element Map cannot be easily achieved by use of the established zone classification.

Some examples of inconsistent zoning are as follows:

1. The existence or establishment of residential zoning where the Land Use Element Map indicates agricultural land use;
2. The existence or establishment of commercial zoning where the Land Use Element Map indicates residential land use;
3. The existence or establishment of medium density residential zoning where the Land Use Element Map indicates rural residential densities.

Examples of consistent zoning may be as follows:

1. The existence or establishment of agricultural zoning where the Land Use Element Map indicates agricultural land use;

2. The existence or establishment of agricultural zoning where the Land Use Element indicates residential land use;
3. The existence or establishment of rural residential zones where the Land Use Element Map indicates medium density residential land use.

Many other examples or variations are possible for both consistency and inconsistency. The matrix on page I, indicates all consistent situations involving zone classifications and Land Use Element Map designations. It is imperative to the integrity of this Element that consistency between zone classifications and land use proposals be maintained.

IMPLEMENTATION POLICIES

It shall be the policy of Kern County to:

1. Establish precise zoning for all areas of Kern County, except incorporated cities, consistent with the proposals of the Land Use Element Map;
2. Create new zone classifications, as necessary, to achieve the goals and objectives of this Element for all land use designations;
3. Amend existing zone classifications, as necessary, to more appropriately regulate land use and density within the various land use designated areas;

4. Rezone areas where the existing zone classifications are inconsistent with the designations of this Element to those zone classifications that are consistent.
5. Retain consistency between zone classifications and the designations of the Land Use Element.

NEEDED LEGISLATION

Ultimate implementation of the Land Use Element will require various amendments and additions to local land use regulation ordinances by the Kern County Board of Supervisors. Listed below are legislative actions that should be considered for effective implementation.

- Creation of a zone classification with variable minimal parcel sizes (preferably 20 to 80 acres) which would allow livestock grazing, ranch facilities, and recreation cabins only. This classification could be applied to mountainous areas, important watersheds, and extensive agricultural areas where road grading, excavations, and land tillage could be detrimental.
- Creation of a zone classification for natural resource development uses and activities, with provisions for variable minimum parcel sizes ranging from 2½ acres to 20 acres. This classification could be used to prevent noncompatible uses from areas

producing, or having potential for the production of natural resources.

- Creation of an agricultural zone, similar to the existing A zone classification, with a minimum parcel restriction of 10 to 20 acres, to be applied to agricultural lands not necessarily located within Agricultural Preserve areas. This would serve to remove the inequities existing where lands having the same characteristics are subject to different restrictions.
- Amend the R-F zone classification to create variable minimum parcel sizes similar to that which exists for the Estate zones; however, the minimum parcel size should not be less than 2½ acres.
- Amend the A-1 and A-2 zone classifications to remove churches, libraries, museums, schools, golf courses, country clubs, hospitals, sanitariums, community centers, grange halls, excavation and quarrying of natural materials, and oil and gas drilling as permitted uses. These uses should be by Conditional Use Permit within these zones.
- Amend the R-F zone classification to remove the provisions permitting development of playgrounds, campgrounds, clubs, golf

courses, museums, libraries, churches, schools, community centers, riding stables, boat liveries, recreation camps and resorts, and oil and gas drilling and production by right. Such uses should be regulated by the Conditional Use Permit procedure.

SUBDIVISION ORDINANCE

The ultimate arrangement of land use within many of the designated land use areas of this Element will involve the application of the Subdivision Ordinance. Effective use of the Subdivision Ordinance should provide lots of sufficient size and appropriate design for the use intended; provide for the preservation of environmental assets and natural resources; provide for densities of land use commensurate with the natural capabilities of the land; provide for an aesthetically pleasing environment; provide for streets and highways having proper width, location, and design; and, provide for necessary improvements to protect the public health, safety, and welfare.

The principal benefit of the Subdivision Ordinance in land use regulation is in providing for an adequate method to implement wise land use decisions. The subdivision of land can serve the general public and avoid adverse environmental effects when such activity is allowed to occur in appropriate locations only, and only when the need for subdivided land is proven.

A proliferation of shady subdivisions have been created in recent years where a need has not been clearly shown. The use of the Subdivision Ordinance to implement grandiose projects having little or no public merit represents a gross misuse of an implementing tool to support poor land use decisions. Such action only serves to abuse the general welfare of the public and create an injustice on the natural environment.

Use of the Subdivision Ordinance as an implementation device for this Element must occur only to support appropriate land use activities in appropriate locations. A subdivision of land should not occur within Kern County where the designated land use capabilities will be impaired or jeopardized by such action. Further, no subdivision of land should be allowed which would irrevocably damage the natural and social environment of any area of Kern County.

IMPLEMENTATION POLICIES

It shall be the policy of Kern County to approve a final or tentative subdivision map only if the following findings can be made:

1. That the proposed map is consistent with applicable general and specific plans;
2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

3. That the site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

LAND CONSERVATION CONTRACTS

In 1965, the California Land Conservation Act was enacted by the State Legislature. This legislation, and an amendment to the California State Constitution approved by the electorate in 1966, authorized the assessment of certain lands on a productive basis rather than full cash value, as was previously done.

Principal objective of the California Land Conservation Act of 1965, commonly called the "Williamson Act" was to allow an assessment of agricultural land for tax purposes based on the value of the products produced on the land, instead of the market value of the land. This new

evaluation would allow the continued use of agricultural land where taxes based on the market value and speculative sales of the land in the area would create an uneconomical situation. In turn, agricultural lands would be preserved for agricultural uses by being removed from the land speculation spiral occurring throughout the State.

The "Williamson Act" allowed for the creation of agricultural preserves wherein all properties are eligible for voluntary contracts between the County and the land owners, reserving the land for agricultural uses only. Lands lying within the agricultural preserve boundaries are then zoned for exclusive agricultural use. Adoption of "uniform rules" and zoning provides restrictions to protect the integrity of the entire preserve. The contract, which restricts the use of the property for agricultural purposes for a minimum period of ten years, allows for a special assessment of the land based, primarily, on the value of the agricultural products produced thereon.

The provisions of the California Land Conservation Act of 1965 have been expanded to enable other types of land classifications to be assessed on a productive basis with long-range conservation being the objective.

Lands that may now qualify for special assessment under the State enabling legislation, are certain open space lands, such as wildlife habitat areas, managed wetland areas, recreational uses, and scenic highway corridors.

Presently, land conservation contracts in Kern County may be applied to

agricultural lands only. Expansion of the land conservation program to include some of the open space type lands authorized by the State should be investigated.

IMPLEMENTATION POLICIES

It shall be the policy of Kern County to:

1. Utilize "Williamson Act" contracts to preserve agricultural uses and lands within Agricultural Preserves.
2. Establish and maintain uniform regulations and zoning for lands having similar characteristics and in the same land use designation, whether under a "Williamson Act" contract or not, to prevent inequities in land use regulations. (As an example, land within an agricultural land use designation not having a contract should be subject to the same land use regulations applied to the lands under contract if similar characteristics are apparent.)

PLANNED UNIT DEVELOPMENT

Many of the residential designated areas, especially those in mountainous regions, could benefit through application of a planned unit development. In a planned unit development established densities are still maintained

for overall areas; however, provisions allow the concentration of dwelling units in appropriate areas to preserve a greater amount of land in an unused or natural state.

For example; if a 20-acre parcel with a proposed density of one unit per acre of lot area is developed under existing methods, 20 dwellings could be established, one on each acre within the existing parcel. This would spread the use over the entire area and necessitate additional roads, and other provisions to serve all lots. If planned unit provisions were adopted and utilized, the 20 permitted dwellings could be concentrated in a portion of the existing parcel at the most advantageous location, occupying perhaps five or ten acres. This would allow the remaining area to be left in a natural or unused state as open space. Both methods would establish the same amount of dwelling units and overall density of use; however, the planned unit development would serve to create a better environment for both the occupants and County in general.

Provisions for the establishment of planned unit developments do not presently exist within the Ordinances of Kern County. Such provisions do warrant further study and possible adoption as an implementing tool for this Element.

IMPLEMENTATION POLICY

It shall be the policy of Kern County to explore the use and advantages

of Planned Unit Development provisions to achieve adequate land use/open space relationships.

NEEDED LEGISLATION

Inclusion of Planned Unit Development regulations and standards within the land use regulatory ordinances of Kern County, if studies indicate such regulations as being beneficial to the County.

SPECIFIC PLANS

A specific plan is a detailed plan of a designated area delineating proposed activities more precisely than a General Plan. Specific plans indicate the arrangement of land use activities including densities, height, and setbacks; the extent and location of existing and proposed streets; housing standards; conservation, development, and utilization of natural resources; provisions for open space; and other related matters. Because of the detail included, a specific plan represents a more definite arrangement of General Plan proposals, and as such, provides clear guidance for the overall development of an area.

Recent enactments in the State Planning Law require the preparation and adoption of a specific plan prior to the approval of certain developments in predominately rural or sparsely populated areas. Specific plans, however, appear to have merit as a vehicle to implement General Plan proposals

for all areas. Use of many of the required items included in a specific plan can be applied to neighborhood studies and community plans to implement designated urban and urban expansion areas, as well as other areas. As specific plans are prepared and adopted, they should be utilized as an implementing tool for the existing General Plans of the same area.

IMPLEMENTATION POLICY

It shall be the policy of Kern County to prepare and adopt specific plans for all areas of the County undergoing a process of change to provide for a proper program of development and conservation.

ENVIRONMENTAL IMPACT STATEMENTS

Environmental impact statements can effectively serve in the implementation of the Land Use Element by providing basic information necessary for proper land use decisions. Many of the proposals indicated on the Land Use Element Map and in this text are not intended to transcend the natural and social environmental constraints. The standards adopted for each land use designation contain various provisions intended to offer some protection to the environment; however, further considerations are imperative to an effective land use program for Kern County.

Any project or proposed land use activity determined to have a significant impact potential on the environment should be subject to an environmental impact review procedure, as provided by Sections 21000 and 21174 of the State Public Resources Code. The procedure should involve the collection and evaluation of all pertinent information available regarding the proposal and the area it will affect. Findings made, based on a thorough evaluation of an environmental impact statement, should be utilized in the implementation process of this Element. Proposals having adverse consequences should not be allowed, irrespective of the land use designation shown, unless mitigating measures are instituted. Elimination or reduction of adverse impacts on both the social and natural environment will serve the public interest now and in the future.

An appropriate environmental impact statement should involve the following topics:

- (a) The probable impact of the proposed project on the total environment;
- (b) Probable adverse environmental effects which cannot be avoided if the project is approved;
- (c) Measures proposed to minimize or eliminate the adverse impact;
- (d) Alternative to the proposed action;
- (e) Relationship between local short-term uses of man's environ-

ment and the maintenance and enhancement of long-term productivity;

(f) Irreversible environmental changes which would be involved in the proposed action should it be implemented;

(g) Growth inducing impact of the proposed action;

(h) Impact of the environment on the proposal.

IMPLEMENTATION POLICIES

It shall be the policy of Kern County to:

1. Require the preparation of a comprehensive Environmental Impact Report for all projects and developments having a possible significant effect on the environment.
2. Prevent any development or project that is not consistent with, or is adverse to, the natural and social environment.

NEEDED LEGISLATION

Establish by ordinance revision the authority, procedure, and guidelines for the review of all building permits and projects having significant environmental impact potential by the Board of Zoning Adjustment, Zoning Administrator, or other body. Such ordinance revision should: (1) include

the power to amend or deny those projects and/or improvements having an adverse environmental impact; and (2) establish criteria for determining significant or trivial environmental impact potential.

appendix

ZONE CLASSIFICATIONS-LAND USE DESIGNATION CONSISTENCY

		LAND USE DESIGNATION																
		URBAN USE	URBAN EXPANSION	MEDIUM DENSITY RESIDENTIAL	SUBURBAN RESIDENTIAL	RURAL RESIDENTIAL	COMMERCIAL	SERVICE CENTER	INDUSTRIAL	NATURAL RESOURCE	INTENSIVE AGRICULTURE	EXTENSIVE AGRICULTURE	RECREATIONAL	WETLANDS	SPECIAL USE	MILITARY	FLOOD PLAIN	
ZONE CLASSIFICATION	R-1																	
	R-2																	
	R-3																	
	R-4																	
	R-8																	
	E																	
	E-1																	
	E-2																	
	E-3																	
	E-4																	
	E-5																	
	E-6																	
	E-7																	
	E-8																	
	M-S																	
	M-S-1																	
	M-S-2																	
	M-S-3																	
	M-S-4																	
M-S-5																		
M-S-6																		
M-S-7																		
M-S-8																		
T																		
M-P																		
B																		
C-O																		
C-1																		
C-2																		
M-1																		
M-2																		
M-3																		
A																		
A-1																		
A-2																		
R-F																		
FP-P																		
FP-S																		
MUD																		
P																		
POSSIBLE FUTURE ZONES	OPEN SPACE (20 AC MIN.)																	
	OPEN SPACE (80 AC MIN.)																	
	NATURAL RESOURCE (25 AC MIN.)																	
	NATURAL RESOURCE (20 AC MIN.)																	
	AGRICULTURAL ZONE (10 AC MIN.)																	
	R-F ZONE (5 AC)																	
	R-F ZONE (10 AC)																	
	R-F ZONE (20 AC)																	

● CONSISTENT RELATIONSHIP
X INCONSISTENT RELATIONSHIP

USE OF ZONE CLASSIFICATIONS WITH LAND USE DESIGNATIONS

		LAND USE DESIGNATION												
		URBAN USE	URBAN EXPANSION	MEDIUM DENSITY RESIDENTIAL	SUBURBAN RESIDENTIAL	RURAL RESIDENTIAL	COMMERCIAL	SERVICE CENTER	INDUSTRIAL	NATURAL RESOURCE	INTENSIVE AGRICULTURE	EXTENSIVE AGRICULTURE	RECREATIONAL	WETLANDS
ZONE CLASSIFICATION														
R-1		○	○	●	×	×	×	×	+	×	×	×	×	○
R-2		○	○	×	×	×	×	×	+	×	×	×	×	○
R-3		○	○	×	×	×	×	×	+	×	×	×	×	○
R-4		○	○	×	×	×	×	×	+	×	×	×	×	○
R-5		○	○	○	●	×	×	×	+	×	×	×	×	○
E		○	○	●	×	×	×	×	+	×	×	×	×	○
E-1		○	○	○	●	×	×	×	+	×	×	×	×	○
E-2		○	○	○	●	×	×	×	+	×	×	×	×	○
E-3		○	○	○	●	×	×	×	+	×	×	×	×	○
E-4		○	○	○	●	×	×	×	+	×	×	×	×	○
E-5		○	○	○	○	●	×	×	+	+	×	×	×	○
E-6		○	○	○	○	●	×	×	+	+	×	×	×	○
E-7		○	○	○	○	●	×	×	+	+	×	×	×	○
E-8		○	○	○	○	●	×	×	+	+	×	×	×	○
M-S		○	○	●	×	×	×	×	×	×	×	×	×	○
M-S-1		○	○	●	×	×	×	×	×	×	×	×	×	○
M-S-2		○	○	○	●	×	×	×	×	×	×	×	×	○
M-S-3		○	○	○	●	×	×	×	×	×	×	×	×	○
M-S-4		○	○	○	●	×	×	×	×	×	×	×	×	○
M-S-5		○	○	○	○	●	×	×	×	×	×	×	×	○
M-S-6		○	○	○	○	●	×	×	×	×	×	×	×	○
M-S-7		○	○	○	○	●	×	×	×	×	×	×	×	○
M-S-8		○	○	○	○	●	×	×	×	×	×	×	×	○
T		○	○	●	×	×	×	×	+	×	×	×	×	○
M-P		○	○	×	×	×	×	×	×	×	×	×	×	○
B		○	○	×	×	×	●	●	+	×	×	×	×	○
C-O		○	○	×	×	×	●	●	+	×	×	×	×	○
C-1		○	○	×	×	×	●	●	+	×	×	×	×	○
C-2		○	○	×	×	×	●	●	+	×	×	×	×	○
M-1		○	○	×	×	×	×	○	●	○	×	×	×	○
M-2		○	○	×	×	×	×	×	×	○	×	×	×	○
M-3		○	○	×	×	×	×	×	●	○	×	×	×	○
A		○	○	+	+	+	+	+	○	+	●	●	●	○
A-1		○	○	+	+	+	+	○	○	●	×	×	×	○
A-2		○	○	+	+	+	+	○	○	●	×	×	×	○
R-F		○	○	×	×	×	×	+	+	×	×	●	×	○
FP-P		○	○	+	+	+	+	+	+	+	○	○	○	○
FP-S		○	○	+	+	+	+	+	+	+	+	+	+	○
MUD		○	○	+	+	+	+	+	+	+	○	○	○	○
P		○	○	×	×	×	●	●	●	+	×	×	×	○
POSSIBLE FUTURE ZONES	OPEN SPACE (20 AC. MIN.)	+	+	+	+	+	+	+	+	+	○	○	○	○
	OPEN SPACE (50 AC. MIN.)	+	+	+	+	+	+	+	+	+	○	○	○	○
	NATURAL RESOURCE (2.5 AC. MIN.)	+	+	×	×	×	×	×	○	●	×	×	×	○
	NATURAL RESOURCE (20 AC. MIN.)	+	+	×	×	×	×	×	○	●	×	×	×	○
	AGRICULTURAL ZONE (10 AC. MIN.)	+	+	+	+	+	+	+	+	+	×	×	×	○
	R-F ZONE (5 AC.)	+	+	×	×	×	×	+	+	+	×	×	×	○
	R-F ZONE (10 AC.)	+	+	×	×	×	×	+	+	+	×	×	×	○
	R-F ZONE (20 AC.)	+	+	×	×	×	×	+	+	+	×	×	×	○

- PRIMARY USE ZONE
- COMPATIBLE USE ZONE
- ✱ CONDITIONAL USE ZONE
- ✱+ CONSISTENT USE ZONE
- ✱ INCONSISTENT ZONE - NOT TO BE ALLOWED

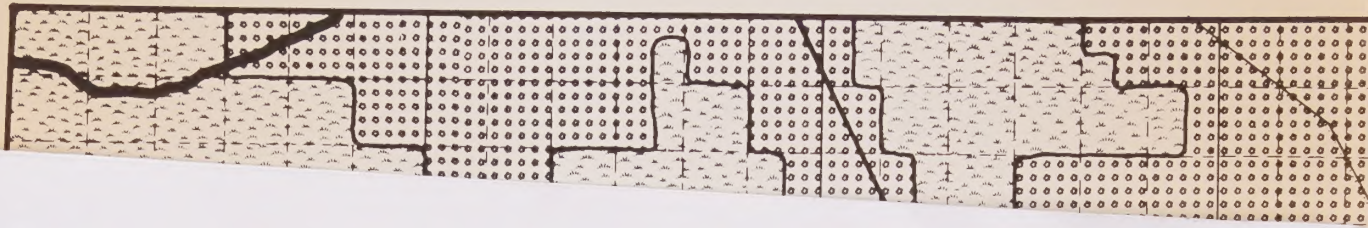
C101697414

77 00440
insert

R.17E.

R.18E.

R.19E.



Oversized Map or Foldout not scanned.

Item may be viewed at the
Institute of Governmental Studies Library, UC Berkeley.

